

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20210000232056  
4/22/21 4:18 pm  
421 NC-5

Item	Title	Count
1	Z08	1
EIR: Mitigated Negative Declaration		
Document ID		Amount
DOC# 202185000285		2530.25
Time Recorded 4:18 pm		

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Total	2530.25
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Payment Type	Amount
Check tendered # 1262	2480.25
Check tendered # 8473	50.00

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ocrecorder.com](http://www.ocrecorder.com)





**HUGH NGUYEN**  
CLERK-RECORDER

BIRTH AND DEATH RECORDS  
FICTITIOUS BUSINESS NAMES  
MARRIAGE LICENSES/RECORDS  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES  
PASSPORTS  
PROPERTY RECORDS

CITY OF PLACENTIA  
401 E CHAPMAN AVE  
PLACENTIA, CA 92870

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC.

The attached notice was received, filed and a copy was posted on 04/22/2021

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
Clerk - Recorder  
In and for the County of Orange

By: Katrina Rodriguez Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted **\*\*\* within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local **lead** agency \*\*\* within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*



202185000285 4:18 pm 04/22/21

421 NC-5 Z08

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Appendix D

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:

Public Agency: City of Placentia
Address: 401 East Chapman Avenue
Placentia, CA 92870
Contact: Andrew A. Gonzales, Senior Planner
Phone: (714) 993-8124

County Clerk

County of: Orange County Recorder
Address: 12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020080269

Project Title: Latitude Residential Project

Project Applicant: Toffoli Investments, Alan Toffoli, (949) 768-2535

Project Location (include county): 443, 449, 455, and 461 South Van Buren St., Placentia, CA, County of Orange

Project Description:

The Project includes an amendment to the site's Zoning Map designation from Manufacturing to High Density Multi-Family, and a plan to develop the site with 139 for sale residential townhome units. The site is 5.6 acres, and the townhome development has a density of 25 units per acre.

This is to advise that the City of Placentia has approved the above (X) Lead Agency or ( ) Responsible Agency

described project on April 20, 2021 and has made the following determinations regarding the above described project.

- 1. The project ( ) will (X) will not have a significant effect on the environment.
2. ( ) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (X) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (X) were ( ) were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (X) was ( ) was not adopted for this project.
5. A statement of Overriding Considerations ( ) was (X) was not adopted for this project.
6. Findings (X) were ( ) were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Development Services Department, 401 East Chapman Avenue, Placentia, CA 92870

Signature (Public Agency): Andrew A. Gonzales Title: Senior Planner

Date: April 21, 2021 Date Received for filing at OPR:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

APR 22 2021

APR 22 2021

FILED